

**From:** [Linenschmidt, Mark](#)  
**To:** [Brezik, Rick](#); [Crouch, Angela](#)  
**Cc:** [Stapp, Diana](#); [Chilcote, Melissa](#); [Carpenter, Kris](#)  
**Subject:** RE: Checkpoint 10 - TABC Off-Premise Prequal Packet  
**Date:** Thursday, January 15, 2026 10:58:50 AM  
**Attachments:** [2012 Louisiana Ave. Zoning Map.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[lctxsignature\\_5b243481-3b56-4d70-a198-0e5bd4da64d9.png](#)  
[036\\_sm\\_fb\\_a1347472-45be-4a0b-af83-b901fa688c57.png](#)  
[x\\_32x32\\_2f76fd6f-6031-4630-a6a5-8ad022791858.png](#)  
[036\\_sm\\_v2\\_45d41b4c-7f16-42de-b619-b5cde39239df.png](#)  
[036\\_sm\\_instagram\\_9927e091-e056-4b30-a2b6-e681664c9634.png](#)

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Angela,

As per the previous email, a Special Use Permit (SUP) will be required for a fueling station at this location. An SUP has not been granted at this time. Based on recent communications from nearby residents, it appears the interested party has had their neighborhood meeting with the intent to formally apply for an SUP in the near future.

Regards,

Mark Linenschmidt

## Mark Linenschmidt

Manager  
Planning



[www.leaguecitytx.gov](http://www.leaguecitytx.gov)

O: 281-554-1078  
City of League City  
500 W Walker St. League City, Texas 77573  
[Mark.Linenschmidt@leaguecitytx.gov](mailto:Mark.Linenschmidt@leaguecitytx.gov)



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**From:** Linenschmidt, Mark [Mark.Linenschmidt@leaguecitytx.gov](mailto:Mark.Linenschmidt@leaguecitytx.gov)

**Sent:** Tuesday, December 16, 2025 8:58 AM

**To:** Crouch, Angela [Angela.Crouch@leaguecitytx.gov](mailto:Angela.Crouch@leaguecitytx.gov); Brezik, Rick [Rick.Brezik@leaguecitytx.gov](mailto:Rick.Brezik@leaguecitytx.gov)

**Cc:** Stapp, Diana [Diana.Stapp@leaguecitytx.gov](mailto:Diana.Stapp@leaguecitytx.gov); Carpenter, Kris [kris.carpenter@leaguecitytx.gov](mailto:kris.carpenter@leaguecitytx.gov)

**Subject:** RE: Checkpoint #10 - Off-Premise Prequal Packet

Angela,

The proposed site is zoned as “CG” or General Commercial.

The application provided simply lists the business is a “convenience store” which could have one of two possible classifications which are listed below.

#### Food & Beverage Sales

If the use is proposed as a convenience store only, then the use would be classified as a *Food and Beverage Sales* use. This use is defined as retail sales of food and beverages for offsite preparation and consumption. Typical uses include supermarkets, specialty food stores, delicatessens, or convenience markets. This category also includes large-scale stores that sell food items and beverages in bulk, and also may sell bulk household and office products.

This use is permitted within the “CG” zoning district.

#### Vehicle Fueling Station

If the use is proposed in conjunction with a gas station, then the use would be classified as a *Vehicle Fueling Station* use. This use is defined as establishments engaged in the retail sale of gas or diesel fuel, including gasoline service stations and gas convenience mart. These establishments may also sell lubricants, parts, and accessories and perform related services provided repairs are made in enclosed bays and no vehicles are stored overnight. This classification excludes uses providing engine repair, body and fender work, vehicle painting, towing or repair of heavy trucks or construction vehicles.

This use would require a Special Use Permit to be approved by the City Council to locate within the “CG” zoning district.

Please let me know if there are any additional questions.

Regards,  
Mark Linenschmidt

**Mark Linenschmidt**  
Manager  
Planning

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**From:** Brezik, Rick <Rick.Brezik@leaguecitytx.gov>  
**Sent:** Thursday, January 15, 2026 10:29 AM  
**To:** Crouch, Angela <Angela.Crouch@leaguecitytx.gov>; Linenschmidt, Mark <Mark.Linenschmidt@leaguecitytx.gov>  
**Cc:** Stapp, Diana <Diana.Stapp@leaguecitytx.gov>; Chilcote, Melissa <Melissa.Chilcote@leaguecitytx.gov>  
**Subject:** Re: Checkpoint 10 - TABC Off-Premise Prequal Packet

There is a CCISD property 112 ft across FM 518

No Daycare or Church with in 1000 ft.

**Rick Brezik**  
GIS Administrator  
Planning



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**From:** Crouch, Angela <[Angela.Crouch@leaguecitytx.gov](mailto:Angela.Crouch@leaguecitytx.gov)>

**Sent:** Thursday, January 15, 2026 9:58 AM

**To:** Linenschmidt, Mark <[Mark.Linenschmidt@leaguecitytx.gov](mailto:Mark.Linenschmidt@leaguecitytx.gov)>; Brezik, Rick <[Rick.Brezik@leaguecitytx.gov](mailto:Rick.Brezik@leaguecitytx.gov)>

**Cc:** Stapp, Diana <[Diana.Stapp@leaguecitytx.gov](mailto:Diana.Stapp@leaguecitytx.gov)>; Chilcote, Melissa <[Melissa.Chilcote@leaguecitytx.gov](mailto:Melissa.Chilcote@leaguecitytx.gov)>

**Subject:** Checkpoint 10 - TABC Off-Premise Prequal Packet

Hi Mark and Rick,

The attached application was emailed a couple of weeks ago but the licensing company pulled it back to discuss with the business owner of the location. They have resubmitted it so would you please run it thru the process again.

Mark, it doesn't state on the application, but I asked Chris with All Star Licensing and he said that this will be a fueling station.

**Angela Crouch**  
Executive Assistant  
City Secretary's Office

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